

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
June 13, 2006
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
William D. Bramble
Floyd Van Cook

Jo Gawthrop
D. Michel Green
Linda L. Swearingen
William J. Welty Sr.

Guest Attending

Mike Patton, KRIA

Staff Attending:

Terry M. Slade, BCE
Dawna King, BCE
David Reichert, General Counsel

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Discussed previous minutes. Mr. Wirth made a motion to approve the minutes. Mr. Green seconded motion. Motion carried, all concurred.

New Business

Discussion. Reviewed Applications for Home Inspector Licensure. Applicants approved for licensure under the Alternative Licensing Requirement: Donald R. Baker HI 2008, Anthony J. Bailey HI-2028, Henry J. Ball HI-2006, Richard Bartholomew HI-2011, Daniel W. Brennen HI-2012, Mitch D. Buchanan HI-2009, Lonnie J. Combs HI-2013, Gary R. Cromer HI-2014, Thomas J. Del Bello Jr. HI-2027, Robert D. Ford HI-2015, William A. Francis HI-2016, Paul A. Fugazzi HI-2010, Leigh Goodman HI-2017, Bernard L. Hartung HI-2007, Michael Irwin HI-2019, Elvin G. Jones HI-2018, Robert M. Poynter HI-2020, Stephen B. Pruitt HI-2021, Raymond E. Sandbek HI-2022, Douglas W. Smith HI-2023, Herbert T. Strausberg HI-2026, Linda L. Swearingen HI-2024, David B. Waggoner HI-2025. Applicants approved under the Standard Application subject to completing the educational requirement: David K. Lee, Timothy A. Mattingly, Bradley M. Ragland and Joseph C. Wallace. An extension letter will go out to these individuals letting them know that they are approved subject to completing the remaining training requirement by a specified deadline.

Discussion. Reviewed Applications from Pre-Licensing Schools. Professional Home Inspection Institute. This school is computer based school. Mr. Wirth made a motion to disapprove Professional Home Inspection Institute because they do not meet the full 64 hour training requirement, the need to show the 16 hour field training requirement, the 12 hour Licensing Law training and they need to meet the 3 hour Manufactured Housing Requirement. Mr. Welty seconded motion. Motion carried, all concurred. American Home Inspectors Training Institute, Mr. Wirth made a motion to approve AHIT contingent that they spell out the hours per category and also need their \$50,000 Surety Bond. Mr. Welty seconded motion. Motion carried, all concurred. National Property Inspections Incorporated: Board wants them to submit a syllabus with the break down of their course hours and meet the Manufactured Housing Training requirement. A Letter will go out to these schools to notify them of these noted items.

Brief discussion on how board will handle complaints about Home Inspectors. Detailed discussion on how the board will handle home inspectors operating illegally. Discussed sending a Cease and desist letter to home inspectors operating illegally and copying the county attorney in his/her area.

Mr. Wirth made a motion to approve the home inspector applications that were reviewed for approval and the ones that were approved contingent upon receiving the required additional information for licensure. Mr. Bramble seconded the motion. Motion carried, all concurred.

Break for Lunch

Resumed discussion on how the board will handle a home inspector operating illegally. Send a letter to the home inspector notifying them if they do not comply and request that they comply. If they do not respond or comply then another letter will go out to cease and desist. More detailed discussion.

Discussion. Letter to realtors with information licensing requirements and home inspectors have to be licensed in the state of Kentucky by July 1, 2006. Mr. Bramble made a motion that David Reichert will send this letter to Ray Sandbek when the two of them are on the same page then Mr. Sandbek will forward to board members and each member will forward to appropriate parties in their areas. Mr. Wirth seconded motion. Motion carried, all concurred.

Adjournment

Mr. Wirth made a motion to adjourn meeting. Ms. Gawthrop seconded motion. Motion carried, all concurred. Next meeting is scheduled for June 27, 2006 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.